



Housing Authority of the City of Alameda

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MINUTES

REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF ALAMEDA HELD TUESDAY, APRIL 5, 2005

The Board of Commissioners was called to order at 7:42 p.m.

PLEDGE OF ALLEGIANCE

1. ROLL CALL

Present: Commissioners Daysog, Gilmore, deHaan, Matarrese, Torrey and Chair Johnson

Absent: None.

2. CONSENT CALENDAR

Commissioner Torrey moved acceptance of the Consent Calendar. Commissioner Matarrese seconded. Motioned carried unanimously. Items accepted or adopted are indicated by an asterisk.

- *2-A. Minutes of the Special Joint City Council, Board of Commissioner, and Community Improvement Commission meeting held May 27, 2004. Minutes were accepted.
- *2-B. Minutes of the Special Board of Commissioner meeting held February 1, 2005. Minutes were accepted.
- *2-C. Minutes of the Special Board of Commissioner meeting held March 1, 2005. Minutes were accepted.
- *2-D. Awarding Contract for Unit Cycle Interior Painting. The Board of Commissioners awarded a two-year interior painting contract to Pavlos Theodoropoulos Painting Co. for an amount not to exceed \$109,625.
- *2-E. Budget Revision for the Fiscal Year FY2005. The Board of Commissioners approve the proposed budget revisions for FY2005 and adopted the resolution revising the budget for Esperanza.

3. AGENDA

- 3-A. Recommending Land Purchase from East Bay Municipal Utility District and to Provide for Additional Parking for Independence Plaza Residents.

Chair Johnson questioned if the Housing Authority could afford the property purchase and construction of the parking lot. Executive Director Michael Pucci said it is affordable due to the refinancing of Parrot Village and Eagle Village. The \$110,800 for the property purchase is included in the bond issuance/refinancing. Included in the refinancing is another \$800k for improvements at Parrot Village and Eagle Village. Independence Plaza has it's own separate replacement reserve fund which is how the parking lot improvements would be paid. Esperanza and other complexes also have their own replacement reserve funds. There are adequate reserves for roofs, exterior painting and other improvements.

Commissioner Gilmore stated she is in favor of the additional parking spaces. She said her issue is whether or not the swap is paid for by the Housing Authority or the City. She feels the parking is needed and clearly the parkland is wanted. Her question was; is parkland needed enough to use money for maintenance to pay for it.

Commissioner Daysog asked how good the appraisal was on the property. He asked if the City should wait until it goes up for sale and bid on it. Chief Executive Officer William Norton said the property is in a good location for a view lot but is next to the noisy bridge. The noise can be mitigated by insulation and triple paned windows.

Commissioner deHaan asked if there was other funding that could be used to purchase the property. Mr. Norton responded affirmative, the Council set aside money for open space. Mr. Pucci added the property consists of 5,000 square feet and felt the value is approximately \$20 per square foot.

Commissioner Gilmore asked the amount of the Council money and if it is already earmarked for open space. Mr. Norton said it's earmarked only for open space and there is \$1 million. Commissioner Gilmore stated she felt more comfortable using funds earmarked for open space to purchase open space rather than funds earmarked for maintenance to purchase open space. Commissioner Matarese agreed stating he'd rather spend the open space funds to buy open space.

Commissioner Daysog felt there should be some adjustment on how parking spaces are assigned. Mr. Pucci responded said people are put on a waiting list for parking spaces closer to their units. Many tenants are located where they need to be with the exception of a few parking further away. He gave an example of a tenant giving up her close parking space for another tenant more immobile. Tenants are encouraged to swap their parking spaces for the benefit of others.

Commissioner Gilmore asked if the Board could authorize funds to come out of the open space budget to pay for the parcel of land and then have the Housing Authority swap Neptune Park land for open space. Mr. Norton felt this was the wrong meeting for this request, this request will come back to a future meeting of the Board. EBMUD will be notified that the City is interested in proceeding with the parcel purchase.

Commissioner Martarrese moved that the Board of Commissioners:

1. Authorize the Chief Executive Officer or designee to enter into an agreement for the sale of real property to purchase two real estate parcels from the East Bay Municipal Utility District for the sum of \$110,800 plus closing costs; and/or
2. Exchange those parcels with the City of Alameda Department of Recreation and Parks for approximately 21,000 square feet of property at Neptune Park to met the needs of Independence Plaza residents.

Commissioner Torrey seconded. Motion carried unanimously.

Commissioner Matarrese asked if the City could explore a commute plan for employees during commute time to free up staff parking spaces. Mr. Norton said the City is looking into this. Off-site parking was also suggested for maintenance vehicles.

- 3-B. Refinancing of Parrot Village and Eagle Village and the Potential Need to Form a Single-Asset Entity to Hold Title to These Properties. Mr. Pucci explained this was brought to the Board in 2004. Since then the Housing Authority has engaged the services of a bond counsel, an underwriter, and ARCS Commercial Mortgage. Bond issuance is proceeding through Fannie Mae, it will be credit enhanced through Fannie Mae. Fannie Mae initially required the Housing Authority to form a single-asset entity, in other words, having both properties held by either a non-profit or an LLC rather than the Housing Authority. Fannie Mae felt if there were any financial problems they could go after the properties. Currently Fannie Mae is no longer requiring this and said the Housing Authority can be a multi-asset entity. The new plan is to have the

Alameda Public Finance Authority, which is a JPA, issue the bonds and the Housing Authority will be the borrower. This item is deferred and will be presented at the next meeting.

Commissioner Gilmore asked if the JPA will issue the bonds. Mr. Pucci responded the JPA has the authority to issue tax-exempt bonds. The Housing Authority cannot be both the issuer and borrower, so an entity is needed to issue the bonds with the Housing Authority being the borrower.

Commissioner deHaan asked the value of the bonds. Mr. Pucci stated approximately \$6.8 million. \$5.4 million to be used to pay off Parrot Village, China Clipper and Eagle Village with the remaining funds for bond issuance expenses and Housing Authority improvements. This is a 30 year bond. Bond counsel fees should be \$30k and they were selected jointly with the City Attorney’s office. Tom Downey from Jones Hall was selected. The terms of issuance and resolution will be in the next Board packet.

This is for information purposes only.

4. ORAL COMMUNICATIONS

None.

5. COMMISSIONER COMMUNICATIONS

Commissioner Torrey announced an upcoming event by the American Red Cross.

6. ADJOURNMENT

There being no further business, Chair Johnson adjourned the meeting at 8:24 p.m.

Attest:

Beverly Johnson, Chair

Michael T. Pucci
Executive Director / Secretary